



**CITY OF MANCHESTER
ZONING BOARD ADJUSTMENT
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MANCHESTER, NH ZONING BOARD OF ADJUSTMENT

Board Decisions from the October 16, 2003 Public Hearing

1. Case #198-ZO-03 – Attorney William J. Donovan (Agent) proposes to construct window extensions and build various additions A through D and seeks a **variance** from Sections 6.07 floor area ratio, 8.18 (B) (3-count – front and side yards) and 11.04 (F) expansion of use, as per plans submitted August 8, 2003 at **Hanover Hill Nursing Home, 700 Hanover St. Granted 10-16-03 with the condition that the stipulation, under Case #32-ZO-86, (to provide a buffer all along the west side of the building) is met.**
2. Case #208-ZO-03 – Emilianos Karagiannis (Owner) proposes to build a 24' x 25' 2nd story addition for added living space and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted August 12, 2003 at **308 Crestview Circle. Granted 10-16-03**
3. Case #209-ZO-03 – Robert Kosten (Owner) proposes to remove garage roof and build a second story addition creating a 30' x 20' accessory residential dwelling unit; also build a 15' x 20' second story open porch with roof and storage below and seeks a **special exception** from Section 5.11 (l) (1) Accessory Dwelling Unit and a **variance** from Sections 8.21 (F) design & construction and 6.07 side yard setback of the Z.O., as per plans submitted August 4, 2003, at **1937 Elm St. – Denied 10-16-03**
4. Case #212-ZO-03 – Kathleen Gosselin (Owner) proposes to build an addition to existing single family dwelling for an 18' x 24' garage, 12' x 18' screened porch and a 9' x 9' breezeway connector and seeks a **variance** from Sections 6.07 front yard and side yard of the Z.O., as per plans submitted September 8, 2003 at **340 Sewall St. Denied without prejudice 10-16-03.**

5. Case #213-ZO-03 – Greg Kunkel (Agent) proposes to convert from 32 rooming units and 8 apartments to 38 rooming units and 8 apartments, providing no additional parking where 6 more spaces are required; also remove stipulation “A” from case #365-ZO-85 granted September 9, 1985 and seeks a **variance** from Sections 11.04 (F) expansion of use, 10.03 (B) number of parking spaces and 14.02 (B) (3) existing stipulation, all as per plans submitted July 1, 2003 and July 16, 2003 at **48 Henriette St.**
Expansion of use and parking is denied. Stipulation of “elderly only” is tabled.
10-16-03
6. Case #214-ZO-03 – Lawrence Nelson (Owner) proposes to add a 27’ x 20’ to existing deck connecting to garage and seeks a **variance** from Section 6.07 rear yard of the Z.O., as per plans submitted September 10, 2003 at **2246 Elm St. - Granted 10-16-03**
7. Case #215-ZO-03 – Joanne Bogers (Owner) proposes to add rebuilding facility to existing business and seeks a **variance** from Section 5.10 (D) (2) other manufacturing of the Z.O., as per plans submitted August 7, 2003 at **463 Straw Rd. – Granted 10-16-03**
8. Case #216-ZO-03 – Scott Kaffel (Owner) proposes to build a 4’-6” x 13’-3” covered entryway and seeks a **variance** from Section 6.07 front yard setback of the Z.O., all as per plans submitted August 15, 2003 at **358 Smyth Rd. – Granted 10-16-03**
9. Case #217-ZO-03 – Suzanne Therrien (Owner) proposes to build a 19’ x 24’ one-stall garage and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted August 12, 2003 at **116 Lakeside Dr. – Granted 10-16-03**
10. Case #218-ZO-03 – James Gosselin (Owner) proposes to maintain carport in side yard and seeks a **variance** from Section 6.07 side yard of the Z.O., as per plans submitted August 6, 2003 at **795 Goffstown Rd. – Granted 10-16-03**
11. Case #219-ZO-03 – Karen Stevens (Owner) proposes to consolidate three parcels under the same ownership and resubdivide into two lots; at lot 21 maintain a single family home and at lot 20 create a buildable lot and seeks a **variance** from Section 6.07 frontage and width for Lot 20 of the Z.O., as per plans submitted August 29, 2003 at **647 Front St. – Denied 10-16-03**
12. Case #220-ZO-03 – David Coviello (Owner) proposes to maintain 12’ x 20’ deck, build a 10’ x 36’ single story addition and seeks a **variance** from Section 6.07 rear yard setback of the Z.O., as per plans submitted September 22, 2003 at **46 Cutler Lane. – Granted 10-16-03**
13. Case #221-ZO-03 – Richard Hebert (Owner) proposes to build an 8’ x 19’ single story addition; also build a 14’ x 14’ three seasons room and maintain front yard parking and seeks a **variance** from Sections 6.07 side yard and rear setbacks and 10.09 (B) parking setbacks of the Z.O., as per plans submitted September 19, 2003 at **27 Day St.**
Single story addition and parking is granted; three-seasons porch in rear yard is denied. 10-16-03

14. Case #222-ZO-03 – Thomas Lovern, Sr. (Agent) proposes to convert existing deck to a 12' x 14' three seasons porch and maintain shed and seeks a variance from Sections 6.07 rear yard setback and 8.24 (A) (3) Accessory Structure of the Z.O., as per plans submitted September 30, 2003 at **311 Russell St. – Granted 10-16-03**
15. Case #223-ZO-03 – George Kokkinos (Agent) proposes to consolidate existing two parcels and subdivide into three lots; on lot 9B, maintain existing single family home and accessory structures; on lots 1 and 9A, create buildable lots and seeks a **variance** from Sections 6.07 buildable area, frontage and width (3 counts each on lots 1 and 9A) as per plans submitted September 11, 2003 at **192 Arah St. – Denied 10-16-03**
16. Case #224-ZO-03 – Don Reed (Agent) proposes to erect signs on building and seeks a **variance** from Section 9.09 (A) (2) signs (2 counts) of the Z.O., as per plans submitted August 12, 2003 at **341 Elm St. – Granted 10-16-03**
17. Case #225-ZO-03 – Donald Winn (Owner) proposes to build a 2nd story addition and seeks a **variance** from Section 6.07 side yard setback of the Z.O., per appeal filed on August 19, 2003 at **124 Cedar Hill Dr. – Granted 10-16-03**
18. Case #226-ZO-03 – Attorney Richard Fradette (Agent) proposes to build two 3-story buildings for townhouses and seeks a **variance** from Section 5.10 (A) (2) single family attached townhouse dwellings of the Z.O., as per plans submitted September 26, 2003 at **17 Riverfront Dr. – Granted 10-16-03**
19. Case #227-ZO-03 – Adeline Swiderski (Owner) proposes to maintain existing fencing and seeks a **variance** from Section 8.23 screening of the Z.O., as per plans submitted September 12, 2003 at **125 Faltin Dr. – Granted 10-16-03**
20. Case #228-ZO-03 – Richard Horan (Agent) proposes to maintain existing fencing and seeks a **variance** from Section 8.23 screening of the Z.O., as per plans submitted September 12, 2003 at **183 Faltin Dr. – Granted 10-16-03**
21. Case #229-ZO-03- William Desgrosseilliers (Owner) proposes to convert from business and professional office use to after school program and Day Care Center and maintain existing parking and seeks a **special exception** from Section 5.10 (J) (6) Child Care Facility and a **variance** from Section 10.02 (F) business parking of the Z.O., as per plans submitted September 24, 2003 at **424 Hanover St. - Denied 10-16-03**

William T. Larkins, Chairman

Full text of the agenda items is on file for review in the ZBA office. The order of the agenda is subject to change on the call of the Chairman. The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities. The Board Members may view the property prior to the Public Hearing.